

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board Meeting

January 28th, 2025 6:00PM

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Date: January 28th, 2025

Time: 6:01 PM

Location: Club House

1. Call to Order & Roll Call

- The meeting was called to order at **6:10 PM** by John Nychis.
- Meeting notice was posted and sent to owners.
- **Board Members Present:**
 - **President:** John Nychis
 - **Secretary:** Barry Smith
 - **Treasurer:** Eugene Marisa
 - **Member at Large:** Donna Nardine
- **Board Member Absent:**
 - **Property Management Representative:** James Ro (Sunvast Properties, Inc.)
 - **Vice President:** Chris Luizzi
- **Quorum Established:** Yes

2. Approval of Previous Minutes

- Approval of the previous meeting minutes was tabled until the next meeting.

3. XFINITY internet provider

- Comcast TV was removed to save \$2,500 yearly, but internet speed will be faster. A new Roku Smart TV with an antenna was installed in the gym, and the meeting room TV now has an antenna for local channels.

4. Election Buddy Participation

- Election Buddy voting has been highly successful, surpassing previous paper ballot turnout, and polls remain open.

5. Mailbox for Clubhouse

- A mailbox has been requested in the neighborhood's cluster units to receive future election mail instead of delivering it to a resident's home.

6. Gate Vendor Change

- **Motion:** To change gate vendor to **Diamond Access Technology**.
- Motion by Barry, seconded by Donna.
- **Outcome: All in favor.** Motion approved.

Diamond Access Technology, a local Fort Myers company, will handle preventative maintenance and service for our entrance gate.

7. Pond Committee Report

- The pond is in **good condition**, and the **water feature has been cleaned**.

8. Tot Lot Update

- Playground equipment has been ordered.
- **Expected completion: End of March.**

9. Amenity Center & Landscaping

- **Motion:** to have Blue Collar Q remove dead trees and stumps.
 - Motion by Barry, seconded by John N.
 - **Outcome: Approved.**
- **Motion:** To have JB's Stump & Tree Service Trim all palm trees at \$20.00 a piece. Joe 841-737-6451
 - Motion by Barry, seconded by Donna.
 - **Outcome: Approved.**

Landscape committee is getting bids for Landscaping upgrades at the Amenity Center, entrance, etc.

10. Architecture Committee Meeting Minutes:

- **Requests:** James will send all requests to committee members.
- **New Request Form:** Must be submitted to James at Sunvast for all townhouse projects (replacements, additions, landscaping changes).
- **Guidelines Update:** Patio and Paver guidelines updated.
- **Exterior Lighting:** Motion to select Home Depot replacements for Levitt and Horton homes passed (seconded by Donna).
- **Website Update:** Replacement lighting information posted online.

Speed Bumps: Motion by Barry to install speed bumps, seconded by Donna.

Next Steps: John Nychis requested Ed McMillan to gather pricing, placement details, and information for the board's next meeting.

12. Motion to adjourn at 7:28 PM.