

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Annual Board Meeting (3 of 3)
March 5, 2020 at the San Simeon Clubhouse

- 1. Roll Call/Establish a Quorum/Call to Order: at 7:14 p.m. The Annual Board Meeting notice was sent out two weeks in advance per FL requirement.**

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

Quorum present? Yes

Others Present:

James Ro, CAM, Sun Vast Properties, Inc.

- 2. Certification of Quorum for voting- 71 ballots submitted, yes, can proceed with counting. One owner from household needs to sign-in on the official sign-in sheet.**
- 3. Volunteers for ballot counting- Donna, Carol and Faye.**
- 4. Our San Simeon Newsletter is done by Donna Nardine, thank you! Please sign up tonight with name and email address if you are not getting it and would like to. It is monthly and intermittently with updated/important information.**
- 5. John spoke to thank our outgoing President, Eric, for all that he did for this community while serving on the Board, a lot of it was behind the scenes that many people may have not been aware of. Working in finance, he was instrumental in preparing our annual budgets and also in touch with the attorneys that we are working with on the lawsuits and insurance claims we are dealing with (DR Horton and roofing litigations).**

6. Treasurers Report

Arlene Creeden reported on the financial reports through 1-30-2020. A full copy of Reports are available by contacting Sun Vast in writing (at owner expense).

-Operating Cash	\$63,283.78
-Reserves	\$1,200,013.88 (roof replacement, painting, etc.)
-Accounts Receivable	\$5,266.40
-Allowance for Bad Debt	\$5,287.05
-Prepaid expenses	\$48,922.01
-Refundable Deposits	\$6,089
Total Assets	\$1,318,288.02

- 7. Candidate statements-** Per James, owners can change their vote after this even though ballots are being counted. John Nychis, Ted Revas, Val Leclerc and Frank Melione spoke.

8. Barry mentioned that if the exit gate won't open, outside the gate there is a reset button located below the motor box where the swing arms are attached, there is a hole with a reset button inside.

- 9. James- "ballot counting is done, would anyone like to change their vote?": No**

Amendments to Declarations in order to pass, the majority vote: 219 units = 110

Yes votes

1. No leases allowed to renters for 2 years after purchase or transfer of title Yes = 47

2. Community lease level of 20% (would be 44 units allowed to rent/lease) Yes = 44

Neither vote passes

Board is responsible to officially vote for these items but they wanted the communities vote to see how they feel about these potential changes:

1. Speed humps within the community Yes = 34, No = 39

2. Allow iron gates to be open 7am-7pm Yes = 39, No = 29

NEW BOARD MEMBERS: JOHN NYCHIS AND TED REVAS, CONGRATULATIONS!

10. Open owner discussion- John mentioned that if we had more meetings throughout the year that there would be more time for owner concerns to be voiced and the meetings would be shorter. Elizabeth agreed since in 2019 there was no meeting between March and November, it was brought up that even though there were no meetings, decisions by the Board were made “behind the scenes” like bills to be paid and purchases of gym equipment and landscaping purchases. Garbage and Recycle day is WEDNESDAY, do not leave your stuff there if the dumpsters are gone! Plan going another day please. Recycling is FREE, the dumpster is paid for by the pound- please recycle appropriate items. Flatten your boxes, more will fit into the container. If taking your recyclables in a trash bag, these are not recyclable, just dump your stuff into the bin and take your bag home to reuse. An owner asked if we could “schedule” a day every once in a while for bulk/large item pick-up, Arlene said they would charge us a fee doing it that way but if you call yourself for pick-up, it is FREE. 239-321-8100. **Put another reminder in our newsletter what is allowed to be recycled.** Owner asked if we can have our own garage sales? Elizabeth mentioned that this was brought up at the last meeting- we should have one during the winter and you must put up a sign that states “Do not park on grass” and if there is any damage the owner will be responsible for cost to fix. This was only a discussion- not voted on yet. Iron entry gate is bent- can it be re-welded? Red lettering on the blue background in the newsletter is difficult to read says an owner, Donna will change. Bar code reader was knocked down by a truck, Barry went there immediately and got the drivers information, he called Enterprise truck rental and made a claim, we were able to collect over \$9K!

11. Motion: Elizabeth made a motion to approve the minutes from meetings held 1-16-2020 and 2-3-2020, seconded by John. **Motion passed unanimously.**

12. Arlene said she has gotten complaints about the front directory being difficult to read so people are giving out their codes, which we DO NOT WANT to happen. James will get some bids on a new one. “Virtual” gate attendant has been investigated by Barry- \$30K initial investment for equipment and \$15/month per unit, we would have to raise the HOA fees. Donna will again put in the newsletter how to let people in without giving out your code.

Open discussions after meeting- starting up another Tuesday Game Night at the clubhouse- does anyone want to lead this?, we presently do not have a towing contract because Barry said Red’s towing has in their contract that “if there is any damage to the vehicle being towed it is the HOA responsibility not them!”, plus a Board member must be present at the towing- so if towing is needed at midnight someone would have to be there!, could John look over the contract and see if they will amend?, since Barry is receiving the new rental contracts to approve Elizabeth asked that they get forwarded to the Board members to look over as well- he will do this, Ted wants updated lists of the gate cards and RFID stickers of owners and renters, a lot of people say “I didn’t know that” when approached about a rule here- Ted suggested make up a packet/binder of phone numbers/rules for new owners and renters to let them know these important rules to follow- Elizabeth mentioned that all new owners/renters sign a form that they have read and acknowledge these rules, we shouldn’t have to do this, low-income housing being built next to us on Winkler- call the police if you see anything suspicious happening once they move in, instead of just letting people not follow rules we need to start fining them (always a work in progress), we have arranged for mulching this winter which will hopefully stay in place better than the spring mulching, James mentioned that the Board is in mediation on much bigger issues than

some of these things discussed (multi-million dollar issues like DR Horton lawsuit, roof replacement with insurance company and lawsuit related to a fall on our property), Barry/John fix the gate so we don't have to pay, Arlene/John keeps an eye on the clubhouse and pool, Barry/Arlene walk the property checking the landscape/architectural improvements and go through Elizabeth to see if they have been approved ,we do have a budget that needs to be followed, please keep these things in mind.

Motion to Adjourn was made by Barry at 7:50 p.m., seconded by Arlene. Motion passed unanimously.

Respectfully submitted by:

Elizabeth Diamond

San Simeon Board Secretary