



**SAN SIMEON NEWSLETTER**  
**Board Meeting and Election Recap**

**Dear San Simeon Homeowners,**

Attached is a board meeting Recap from January 28, 2025 and ELECTION RESULTS from January 30, 2025

**Please be advised that the Roofing project is almost done and all the Parking Rules are now being enforced. No parking on the street at any time between 10 PM and 6 AM - NO EXCEPTIONS. No parking on sidewalks or grass. Cars must fit entirely within the driveway boundaries. No perpendicular parking is permitted at any time at the end of driveways.**

**Comcast TV Service and Internet - Donna Nardine** Steps were taken to save \$2500 a year by removing Xfinity TV from the Meeting room and the Gym. Both televisions have an antenna and get local channels as well as hundreds of Roku and Google TV channels.

**Painting bids** - Still accepting painting bids for new wood on buildings.

**Trash Compactor Rental** - Research is being done on new contract for Trash since our contract is from 2017.

**Diamond Access Technology** - It was voted on that this is our new Gate Company and they will have an annual maintenance agreement to service and repair the entrance gates.

**Election Committee update** - Fay Trentini advised we had 110 Total Votes for the Election. 107 were electronic and 3 were paper ballots. All results are at the bottom of this Newsletter. Thank you for participating electronically and hopefully we can continue to grow online participation. If you have not filled out the opt in form or voted electronically, please go to our website and fill out the opt in form for the next election on the homepage.

**Pond Committee** - Juliann McMillan - Water from the pond gets checks every month for water quality for the fish and for our irrigation on the lawns. We have very good water quality. The fountain in the pond was checked, power washed and one capacitor was replaced that was bad. The Littoral zone was sprayed for choking weeds and the landscape company asked not to ride lawnmowers near the shoreline to help stop caving along pond.

**Amenity Committee Report** - Juliann McMillan reported that the equipment was ordered for the Tot lot. The broken water fountain by the meeting room was replaced. The lights in the woman's bathroom would not turn off automatically and replaced with new sensor, burnt out light bulbs in the ceiling of walkway at amenity Center were replaced. Looking into getting a sensor for the gym to automatically turn lights off because sometimes they are on all night. A fan in the ceiling near the door is broken.

**Architecture Committee - Barry Smith and Donna Nardine - NEW POLICY - ALL WORK** at homes whether replacement, additions or landscaping changes must submit an Architectural Request form to James at Sunvast. James is sending all requests to all members of the committee for approval. The new Request form is on the San Simeon website. Updated Patio and Paver Guidelines are also on the website, Choices for replacements of exterior lighting for Levitt and Horton homes was selected and will be listed on the website.

**Home Depot:**

Horton Building Outdoor Lighting Replacements  
Textured White Outdoor Wall Lantern Sconce  
Acclaim lighting Model #4001TW  
Store SKU #1000555983  
Cost \$50

Levitt Buildings Outdoor Lighting Replacements  
Burl Walnut Outdoor Wall Lantern Sconce  
Acclaim lighting Model #4001BW  
Store SKU #1000556137  
Cost \$48.68

**Landscape Committee Report - Pat and Kathy Welch** - Tree Trimming and Stump Removal will be taking place in early February, Amenity Center RFP is out for changes to the landscaping surrounding the Amenity center.

**Fining Committee - John "Yanni" Nychis** - Nothing to report at this time.

**Welcoming Committee - Donna Nardine** There is a Welcoming Committee meeting scheduled for Tuesday, February 4th at 10:30 AM in the Meeting Room.

**NEXT BOARD MEETING IS SCHEDULED FOR FEBRUARY 25, 2025 and continue every fourth Tuesday for the remainder of the year.**

**SAN SIMEON HOA official website is <https://www.sansimeonhoa.com>**

Election for the Board Members	
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Candidate	Votes
Donna Nardine	85
Chris Luizzi	78
Eugene Marisa	74
Anyone who can act like a board and take control of the meeting	1
Joe Forgione	2
Kevin Durkin	2
Eddie McMillen	2
Jennifer Sarzyniak	1
Votes tallied: 245	

Should the membership waive the statutory year-end audit reporting requirement and permit the Board to present the year-end financial statements to include a (1) Cash Flow Statement, (2) Income Statement and (3) Balance Sheet for the fiscal year ending December 31, 2024?

Yes	76
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No	34
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Should the membership carry over any excess of Membership Income over Membership Expenses for the year ended December 31, 2024 as defined in IRC Sec. 277 to be applied against the subsequent tax year member's assessments, as provided by IRS Revenue Ruling 70-604?

Yes	108
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No	2
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Should the membership authorize the HOA Board of Directors to temporarily borrow from the reserve fund to cover day-to-day operational expenses, including insurance premiums?

Yes	97
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No	13
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Should the Association Documents be Amended to reflect NO PARKING on the streets at any time?

Yes	56
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No	54
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President - Chris Luizzi

Vice President - Donna Nardine

Secretary - John Nychis

Treasurer - Eugene Marisa

At Large - Barry Smith

- **HOA Board of Directors**

**James Ro, Manager, SunVast Properties, Inc.**

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