



SAN SIMEON NEWSLETTER

Special HOA Board Meeting April 1, 2025

Zoom link & Agenda

Dear Homeowners of San Simeon,

Phase 1 of the playground refurbishment is complete and safe for your enjoyment. The park benches with integrated shades - phase 2 - will be delivered and installed in 6-8 weeks.

FYI - Please do not lay palm fronds on the new sod at the Amenity Center. It blocks the irrigation and kills grass.

Special San Simeon Phase 1 Residents' Association Board Meeting Zoom Link for **April 1, 2025** at 6 PM at the Clubhouse.

<https://us06web.zoom.us/j/85762752364?pwd=SJbGZfEQE3ltHNiwMoI1OJv9RgSHJT.1>

San Simeon Residents' Association Special Board Meeting **APRIL 1, 2025 - Agenda**

Call to Order

Reading & Approval of Previous Meeting Minutes

Review minutes from March 25, 2025

Reports of Officers

= President's Report

= Review and Vote on Landscape contract with Brightview Landscaping

= Review and Vote on Painting Contractor for fascia wood

Insurance shopping prior to hurricane season - there is an urgent need for wind mitigation and fascia painting projects because of insurance reasons.

= New Property Manager for San Simeon. Karen Oliveria, has been assigned as our Community Association Manager (CAM), Alliant Property Management, LLC. Karen brings extensive experience in association management and is committed to ensuring smooth operations, effective communication, and strong community engagement. Email: apmsupport@alliantproperty.com referencing San Simeon, your name and address and put to the attention of Karen Oliveria, 13831 Vector Avenue, Fort Myers, FL 33907.

REMINDER Townhome Landscaping info - Architectural request forms are to be completed and forwarded to Alliant Property Management, LLC, 13831 Vector Avenue, Fort Myers, FL 33907. There is a section in our Alliant portal to do electronically to the ARC request. Remember only **dark brown mulch** and **brown stone** similar to that which is at the Clubhouse is permitted for ground cover. Everyone is also required to remove all dead shrubs on their property and dispose of them properly.

-San Simeon HOA Board of Directors