



SAN SIMEON NEWSLETTER

Amenity Parking closed 6 PM Sun., March 23

until Noon, Mon. March 24

HOA Board Meeting & Zoom Link March 25th 6 PM

Dear Homeowners of San Simeon,

We're excited to announce that the long-awaited **playground renovation** will begin **next week-March 23!** To ensure the safety of all residents, the **playground will be closed for the duration of the project, which is expected to take about a week.** Additionally, please note that the **parking lot at the Amenity Center will be closed starting 6 PM, Sunday night (3/23/2025) to Monday at Noon** to allow space for the freight truck delivering the new equipment. We appreciate your cooperation in keeping the area clear during this time.

Note from Landscape Committee:

The Landscape Committee would like to thank all the volunteers who showed up on Friday and Saturday morning to move and spread 160 bags of dark brown mulch around the perimeter of our pool area. Those providing sweat equity in helping to keep our landscaping budget in check were: Bob and Gary Schmidt, Julianne and Ed McMillan, Katie and Greg Hartman, Nick and Donna Nardine, Lori and Joe Forgione,

Greg Garrett, Dennis Fruetel, Kevin Durkin, Dennis Olinski, and Pat and Kathy Welch. The Amenities Center is looking better by the day! The irrigation and sprinklers should be fully operational at the center helping the new sod to take root and the hardscape to settle.

REMINDER Townhome Landscaping info - According to our documents, each homeowner is responsible for their own landscaping. Architectural request forms are to be completed and forwarded to Zoe Printz, Alliant Property Management, LLC, 13831 Vector Avenue, Fort Myers, FL 33907 or email to Zoe.printz@alliantproperty.com

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.

Topic: Residents of San Simeon HOA Board Meeting

Time: Mar 25, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85688573520?pwd=FE8tLhPkDEkhXK4xpLdB6AYDgV8gPn.1>

Meeting ID: 856 8857 3520

Passcode: 158338

San Simeon Phase 1 Residents' Association, Inc.

Board of Directors Meeting Agenda

Date: Tuesday, March 25, 2025

Time: 6:00 PM – 7:30 PM

Location: Clubhouse

1. Call to Order
2. Roll Call; Establishment of Quorum
Confirm quorum is present
3. Reading; Approval of Previous Meeting Minutes
Review minutes from February 25, 2025
4. Reports of Officers
President's Report
Treasurer's Report

Roof/Painting Completion Report

5. Reports of Committees

Election Committee – Fay Trentini

Pond Committee – Donna Nardine

Amenity Committee – Chris Luizzi

Architecture Committee – Barry Smith

Landscape Committee – Pat & Kathy Welch

Fining Committee – John Nychis

Welcoming Committee – Trisha Yates

Each committee has up to 5 minutes to provide highlights and updates.

6. Progress Tracker

Present status of the survey results tracker

7. New Business

Discussion on repainting the playground structures

Discussion on repainting the amenity center fence

Discussion on installing new benches around the pond

8. Open Forum (Time Permitting)

Pursuant to Florida Statutes, owners are entitled to speak on agenda items.

Each property owner wishing to speak is allowed up to 3 minutes to address the Board (time permitting).

Please state your name and address for the record.

9. Adjournment

-San Simeon HOA Board of Directors