

**San Simeon Phase 1 Residents' Association, Inc.**  
**Minutes of the Board Meeting**  
**January 7, 2025 6:00PM**

**Board Meeting Summary**

**Date:** [1/07/2025]

**Time:** 6:09 PM

**Location:** [Club House]

**Roll Call/Establish a Quorum**

- o The meeting was called to order at 6:01 PM by President John Nychis.
  
- o Meeting notice was posted and sent to the owners.
  
- o **Present:**
  - President: John Nychis
  - Vice President: Chris Luizzi
  - Secretary: Barry Smith
  - Treasurer: Eugene Marisa
  - At-Large: Donna Nardine
  - Sunvast Properties, Inc.: James Ro
  
- o **Quorum Present:** Yes

**1. Approval of Previous Minutes - tabled**

**2. Election Buddy**

- o Homeowners will need to opt-in for the electronic election process.
  
- o An email was sent to all who have provided their email for their vote. The Email is being sent by Election Buddy. Remaining ballots will be mailed to those who have not opted in to electronic notices and voting.
  
- o Voters can also give their opt in consent on the website form on the home page.
  
- o Any homeowner who is bringing a paper ballot to the Annual Meeting on January 30, 2025 must have it in a sealed envelope and turned in to the Election Committee representatives sitting outside the meeting room. No ballots will be accepted after 6 PM. Representatives will be at the clubhouse at 5:30 PM to start accepting any paper ballots.

**3. Security Cameras**

- o A camera for the pool/spa equipment is to be addressed and installed by the Amenity Committee. All cameras must be online, working and monitored. Greg Garrett is working on this.

#### **4. Amenity Committee**

- o Tot Lot equipment: \$15,344.02 was ordered. Completion date will be three days after the equipment is received. A color needs to be chosen for the equipment.
- o The new cleaning company is doing a great job.
- o Water fountain outside the meeting room is getting replaced.

#### **5. Renters and Animals Discussion**

- o Discussion on whether online certification for service and emotional support animals should be allowed.

#### **6. Landscape Committee**

- o Chris motioned to approve Landscape Pros as the new landscape company, with a re-evaluation after one year. Motion seconded by Donna, thirded by Eugene. Barry and John opposed.
- o Bids are being requested for tree trimming and corrections to the landscaping at the Amenity Center. Mulch, stone, stump removal, etc.

#### **7. Painting**

- o Direct Painting gave a quote of \$22,400 for fascia painting. More bids are being accepted.

#### **Meeting Adjournment**

- Meeting adjourned at 7:41 PM.