

**San Simeon Phase 1 Residents' Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**November 30, 2021**

**1. Roll Call/Establish a Quorum: John called the meeting to order 6:05pm**

President	John Nychis	-	Present
Vice President	Barry Smith	-	Present
Secretary	Val Leclerc	-	Absent
Treasurer	Arlene Creeden	-	Present
Director	Ted Ravas	-	Absent
Quorum present? Yes			

**2. Minutes: Deferred**

**3. Treasurer's report: John Nychis read November 2021 financials presented by Arlene Creeden**

**4. Old Business**

- a. **Levitt's painting:** Board decided not to paint in 2021 or 2022

**5. New Business**

- a. Powerwash sidewalk, Miami gutter and front entrance: Barry made a motion to spend \$4000, Impeccably Clean Pressure Washing. John seconded and motion carried
- b. Wild brush and tree between neighboring association
- c. **2022 Revised Budget :** Barry made a motion to approve 2022 Budget. Seconded by Val. Motion passed.

<b>Levitt Homes</b>	<b>Monthly Assessment</b>	<b>280.95</b>
<b>Horton Homes</b>	<b>Monthly Assessment</b>	<b>216.71</b>

**6. Adjournment:** Barry made a motion to adjourn the meeting and seconded by Ted. Meeting adjourned at 7:40pm