

San Simeon Phase 1 Residents' Association HOA Meeting

Time: Feb 25, 2025 06:00 PM Eastern Time

AGENDA

1. Call to Order - Chris Luizzi, President

2. Board Members Present:

Chris Luizzi, President

Donna Nardine, Vice President

Eugene Marisa, Treasurer

John Nychis, Secretary (Present for ½ hour via zoom)

Board Members Absent:

Barry Smith, At Large

James Ro, Property Manager

Confirm quorum is present

2. Reading & Approval of Previous Meeting Minutes - Tabled

3. Reports of Committees

- Election Committee – Fay Trentini - No Report
- Pond Committee – Juliann McMillan - Report that the Pond Maintenance Company is requesting **no walking on the sand around the pond** because the plants are being stepped on. The water is low because the well pump has not been pumping water into the pond. A new well pump is being ordered to correct the situation since irrigation water comes from the pond and it must have enough water.
- Amenity Committee – Chris Luizzi - Tot lot equipment was paid January 17 and there is a 9 week delivery window. Installation will start when equipment is received. Sensors were replaced in both bathrooms, handicapped buttons were inspected and other electric projects completed. Flowers were placed in the pots around the Amenity Center.
- Architecture Committee – Barry Smith - NONE
- Landscape Committee – Pat & Kathy Welch - Reported by Donna Nardine - Bids have been requested for landscaping work at the Amenity Center, entrance and other common areas. First stage for approval is the Amenity Center and that work will begin around March 7. Other projects will follow. Some dead palm trees and stumps were removed around the community. Flowers were planted and area weeded at entrance signs. MORE PERMANENT RESIDENTS are needed to help with the landscape committee. Please contact the Welch's or Donna Nardine if you can be on the list.

- Fining Committee – John Nychis- Reported by Michelle Adams, Chair - Meetings were held to go over the Rules and Regulations, Enforcement committee and Fining/Compliance Hearing Committee. Submitted a list of recommended rules and regulations and how to inform ALL residents so they are in compliance.
 - Welcoming Committee – Trisha Yates - Meeting was held and they are prepared to welcome new residents, provide information about the rules and regulations and answer any questions. Arleen Creeden does the gate RFID reader and white cards with Elaine Lawrie as backup.
6. Community-Wide Survey Results - Presented by Chris Luizzi - A tracking sheet will be presented at every board meeting to update all the residents concerns.
- Presentation of survey findings
 - Determine priority order of key issues/projects
 - Plan for tracking progress
7. New Business
- Vote on \$500 Discretionary Spending for Committees - Tabled
 - Naples Electric Maintenance Proposal Motion made and approved by Chris Luizzi, Eugene Marisa and Donna Nardine
 - Naples Electric New Well Proposal - Submitted and Motion made to approve by Donna Nardine, seconded by Chris Luizzi
 - Motion made by Chris Luizzi to approve Alliant Property Management for San Simeon. Seconded by Donna Nardine, All in favor. Alliant Property Management is our new Property Management Company effective April 1, 2025. All information will be transferred from Sunvast to Alliant and information for all HOA payments will be shared as soon as we receive them. More details to follow.
 - Street resealing is projected this year. Bids are being requested.
 - Speed bumps will be installed in the community within the next month.
8. Adjournment 7:30 PM