

San Simeon Homeowners Association
Organization Board Meeting
November 26, 2012

Meeting called to order at 6:04 by Roberto Diaz, quorum declared.

Motion to pass and accept previous minutes – Elizabeth motioned, Joan seconded, passed unanimously

Housekeeping: Recording begins when a call for meeting and shut off recording at the end of meeting. Florida Recording law cited by Roberto, argued by Joe, Joe asked that he be arrested if applicable. Roberto continued with meeting.

Adoption of 2013 Budget, Joan motioned, Elizabeth seconded for motion on budget be approved as written. Budget opened to discussion – current \$237.72 increase \$8, DR. Horton \$163.94 to \$132.95, decrease since DR requires owners to care for building. Hope to combined two homeowners will be discussed at annual meeting, includes maintenance and insurance. Annual meeting current scheduled in August. Concern regarding gate maintenance, includes upgrades, pedestrian, clubhouse, bathrooms, fitness, run by one card. Joe brought up that last year's proposed budget excluded DR Horton from painting and roofing. Passed unanimously.

Point of Discussion: Change due do change in bylaws that when we have the annual meeting to include Horton and San Simeon – discussing to hold money due to reserve of Dr. Horton and apply those fees in moving forward. Discussion regarding yellow posts by front gate permits, and variance pulled, Joe argued posts were non-compliance. Also need to look at the possibility of changing date of annual meeting to accommodate SnowBirds.

Old Business

Gate Codes: due to wear and sun, bar codes can replace at \$25. Looking at 4 digit personal code for homeowners. This should not be given out to delivery or friends, but used as a back-up for homeowners. Postal, FedEx, and UPS already have designated codes. This discussion resulted from last meeting when homeowners addressed a concern regarding late night access. As of January 1, generic codes will be disabled. Homeowners can request a code by emailing James Ro. Motion made by Elizabeth to accept homeowners codes and seconded by Joan, passed unanimously.

Painting of the vents since some replaced and painting others have not. Quotes received but too high, some were painted and were lucky – since new vents did not include painting.

Building Painting completed - 4100 building have holes and threshold not painting. Will need to do another punch list and Richard will meet with homeowner to see what is still incomplete.

Concern regarding recycling enclosure, why paid with homeowners funds. Ordinance implemented in 2009 when we were under developer control. Developer made decisions to build and type of enclosure, yet homeowners were built. Barry recommended we get an independent attorney to evaluate the situation. Motion made by Joan and seconded by Elizabeth, motioned carried by Joan, Elizabeth, and Roberto – David and Don abstained. Motion to have independent attorney investigate the legalities of Kolter building the dumpster for the recycling enclosure and using homeowners money to pay.

Review of statute of homeowners requesting copies, a clarification that requests must be made to management. All homeowner records must be kept within the state of Florida. Clarifying that the policy must go through SunVast as management company.

New Business

Review of statute of homeowners requesting copies, a clarification that requests must be made to management. All homeowner records must be kept within the state of Florida. This policy provides clarifying that requests must go through SunVast as Management Company. Motion made by Joan and seconded by Don, that the new policy becomes the rule for obtaining the HOA documents.

Final Paving timeline – Kolter will complete the repaving and will pay the full amount in excess of the bond. Before the end of the calendar year, pavement will be done.

Construction fence update – is in development, matter of time for final touches. Close up of the gate is a Kolter expense.

Christmas Trees – working with TrueScape to have a trailer parked for a centralized tree recycling for 1/6 – 9th.

Committee Member's

Architecture Review Committee – Kathy Mace, John Mangione

Landscape Committee - Carol Campbell, Barry Smith, Brian Granstra

Social Committee - Joanne, Claire Kehoe, Joan Starr, Mary Pasyanos, Cindi Kyriacou

Fining Committee - Gaylord Yates, Paul Campbell, John Mangione

Motion made to accept the committees as volunteered by Joan, seconded by Elizabeth, passed unanimously.

SanSimeonHOA.com website documents, forms, news - is still in progress although is up for viewing.

Public Comment:

Concern that business is occurring outside of Lee County, board is working to understand and then move towards bringing work to community.

Public Concern regarding renters and the correlation to the destruction that is occurring, how does board handling?

The Board is aggressively pursuing delinquent accounts via foreclosure, liens, and fines, 3990 building has mold and has been empty for awhile.

Next meeting: January 10, 2013 at 6:30 Thursday.

Move to adjourn the meeting by Don and seconded by Joan pass unanimously, meeting adjourned at 7:35 pm.