

San Simeon Homeowners Association
Organization Board Meeting
February 19, 2013

Meeting called to order at 7:00 by Roberto Diaz, quorum declared.

Minutes of the previous meeting was motioned by Don and seconded by Elizabeth for approval – passed unanimously.

Treasurer's Report

Reserves end of December:	\$115,876.14
Operating	234,097.27
Total	\$348,973.41

This is reported as assets. Kolter paid back dues. As of now, D.R. Horton still owes – reported moved for acceptance by Don and seconded by Joan, passed unanimously.

Committee Reports:

ARC – no one present

Landscape – no one present

Fining: no report, reviewing documents. Elizabeth asked that fining committee work with ARC to review that proper procedures were followed regarding owner improvements.

Management Update:

Erickson 3808 requires board approval following ARC recommendation. Board approved. Issue of light poles at club house is being worked on – is a safety concern, Ajax Asphalt at fault. Regarding concrete slap at the recycling, vendor concerned that the color will not match, however due to the large crack board approves color mismatch. Street light at Clearbrook and Cherrybrook has been reported to FBL. Motion made by Don to accept Management and Committee Reports, seconded by Elizabeth – voted unanimously.

Old Business:

Motion to engage Knott, Ebelini, & Hart as local attorney to represent community by Don and seconded by Joan. Levine will continue working on current collections. Motion passed unanimously.

Motion made by Don to accept Myers & Brettholtz CPA, an accounting firm in Ft. Myers that will completed audit in July. This was seconded by Joan and passed unanimously. Web address is MBCOPA.com

Motion made by Don and seconded by Elizabeth to accept GAB Robbins to conduct a reserve study. This is necessary as we move forward to ensure we are charging appropriate fees. The reserve study will provide a report for the common areas, D.R. Horton, and Levitt separately. Passed unanimously.

New Business:

Board is soliciting someone to apply for the vacant open position. Those interested please contact a board member.

Open Discussion with Homeowners:

- 3978 Palm Tree is dead near the house in the back
- Dead bushes in D.R. Horton
- 3897 limestone issues and front sprinklers not working – James Lamb asked to contact owner whenever fixing sprinklers
- 3844 back downspout keeps getting run over by landscaper and mangled
- 3880 – one sprinkler not working properly
- Procedures for landscaping – brings issued to James, landscaper invited to next meeting, if under D. R. Horton a warranty exists they are the first responders to dead shrubs.
- Sewer issue 3820 crack due to Oak trees – 1/16 initial temporary fix, 2/8 reply was sent to James
- Oak Tree Issue needs addressing
- Asked to place reminder no street parking to be placed on website
- Mailbox for association regarding concerns

Next meeting scheduled for March 26 at 6:30 for Truscage, 7:00 board meeting

Motion made to adjourn at 8:20 by Joan and seconded by Elizabeth.

- At the conclusion of the meeting Eric Vincent approached the board expressing an interest in filling the vacant position.