

<p><b>San Simeon Phase 1 Residents' Association, Inc.</b>  <b>Minutes of the Board of Directors' Meeting</b>  <b>Held on March 21, 2019 at the San Simeon Clubhouse</b></p>
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**1. Roll Call/Establish a Quorum/Call to Order:** at 7:01 p.m.

President	Eric Vincent	-	Present
Vice President	Barry Smith	-	Present
Secretary	Elizabeth Diamond	-	Present
Treasurer	Arlene Creeden	-	Present
Director	John Nychis	-	Present
Quorum present? Yes			

Others Present: James Ro, CAM, Sun Vast Properties, Inc.

**2. Disposal of Unapproved Minutes: Motion:** A motion was made by Barry to approve the minutes for 1-17-2019 annual and organizational meetings, seconded by John. **Motion passed unanimously.**

**3. Treasurers Report**

Arlene Creeden reported on the financial reports through the end of February 2019. A full copy of end of month reports are available by contacting Sun Vast in writing (at owner expense)

-Operating Cash	\$102,539.99
-Reserves	\$999,411.69
-Accounts Receivable	\$26,026.77
-Allowance for Bad Debt	(\$5,287.05)
-Prepaid expenses	\$34,226.19
-Refundable Deposits	\$6,089.00
-Misc. income and fees	\$1,984.82
<b>Total Assets</b>	<b>\$1,164,991.41</b>

**4. Committee Reports:**

- No Architectural Review Committee report but asks the Board if Evelyn can join the committee with Claire and Elizabeth. **Motion:** A motion was made by Eric that Evelyn be approved to join the ARC, seconded by Elizabeth. **Motion passed unanimously.**
- No Fining Committee report.
- Landscape Committee report: walk-thru for replacements includes 4 trees. Looking for a full time resident to join the committee, no one offered. Some areas have had new sod laid because the landscapers keep edging the grass so far that the planter beds get larger and larger, almost down towards the lake edge. Barry will speak to Israel the manager of Truscapes.
- No Rules/Regulations committee report.

**5. Old Business:**

-Discussion about monthly community newsletter (previously tabled): John (Yanni) and Donna Nardine will start a monthly San Simeon newsletter to be sent via our email list. If you have not opted in for community emails you can do so by filling out the form on our official at [sansimeonhoa.com](http://sansimeonhoa.com) and forwarding it to James. It will contain info re: dogs, rentals, garbage, gate issues and other pertinent topics. Owners please forward to your

renters The email address for the newsletter is [sansimeonfortmyers@gmail.com](mailto:sansimeonfortmyers@gmail.com). There will be a link from this email that takes you to our official website. The newsletter will be approved by the Board before sending out. Blind copy (BCC) not disclosing anyone's email address will be sent. Per James, be prepared to get a lot of emails back that we would now be responsible to address or forward to James, put in newsletter that correspondence in regards to the newsletter should be emailed to James via a link.

-Glass door inserts: Was voted FOR by the owners at the annual meeting. Eric read the CRITERIA. Mention that the paint color of the door has to be included around the trim of the insert, Elizabeth will add to the existing criteria and send to the webmaster to add this to our website documents. **Motion:** A motion was made by Eric to approve the glass door insert criteria into our documents as amended, seconded by John. **Motion passed unanimously.**

## 6. New Business:

-New pool contract: 3 bids received for MWF testing and cleaning- Pool Doctor, Woody's and Despiro. By Florida law there must be testing 7 days a week. James said he does not know of anyone being held to the 7 day a week law. Recommended going with the MWF schedule since the pool looks much better since the tree leaf problem is gone (trees were removed). Pool Doctor was recommended by Barry as they clean his other property's pool up the street. Discussion between their 2 MWF bids and the additional days bid. Plan 1- \$650/month all cleaning/testing/chemical needs/*filter cleaning once per week*, Plan 2- \$600/month, same as above but *filters cleaned every other week*. Additional day's bid- \$210/month. **Motion:** A motion was made by Elizabeth to accept Pool Doctor Plan 1 for \$650/month, seconded by Arlene. Discussion by Eric that he would like to go with Plan 1 with additional days of chemical testing because it comes to only \$8/year/home and is in compliance with the law. **Ayes: Elizabeth, Arlene, John Nays: Eric, Barry. Motion passes.** Future discussion can include adding the additional day plan for chemical testing.

-Irrigation electrical box is completely rotted, several bids attempted, they quoted \$6-7K to replace the entire unit but we just want a new box. Received one from the company that put in our new lake pump, Coastal irrigation. **Motion:** A motion was made by Barry to hire Coastal to replace the box/includes labor/installation for \$2000, Arlene seconded. Eric stated this is a lot of money for a box, reiterated that it includes the full switch over from our equipment that is still functioning. **Motion passed unanimously.**

-**Motion:** A motion was made by Eric to purchase a clubhouse electric power washer for max amount of \$300, seconded by Arlene. **Motion passed unanimously.**

-Discussion to buy an electric leaf-blower for the cleaning lady for around the pool. **Motion:** A motion was made by Eric to buy an inexpensive electric leaf-blower, seconded by Arlene. **Motion passed unanimously.**

-Pool resurfacing: Fully funded to do now but Eric recommended we wait until we have a leak/crack or some other problem. The process takes 1-2 weeks, John asked to do during summer but the Board response was that the pool gets just as much use during summer as winter. There will be complaints whenever we do it so let's just wait for now. James will ask new pool company for an inspection and assessment. **Tabled.**

-Fence replacement: Barry finally found someone who can replicate our iron fences after hurricane damage. Three panels are damaged but only two really need replacement. Bid includes fabricating and installing 3 for \$2000. **Motion:** A motion was made by Elizabeth to spend \$2000 to replace all three damaged iron fence panels, seconded by Barry. **Motion passed unanimously.**

-Barry discussed we had complained to the City of Fort Myers that the water from the lakes next-door at the construction site had been pumped into our preserves, this was illegal after speaking to someone at Waste Water Enforcement and they were cited. He also said we are

responsible for the landscaping just beyond our west facing concrete wall. We had landscaper trim that once before, got a bid to do again but the Board discussed doing nothing and see what the new builder will do. They may use that as their own perimeter landscaping instead of spending money on their own. Eric will get the contact number from Barry or James for further contact. Elizabeth mentioned that the preserve is still covered in water (as deep as in summer) from their pumping water over yet the area off of Colonial where the cows are has been pumped dry. She wonders why that was done and not ours.

-Gym equipment: original elliptical is rusted, treadmill starting to rust. Eric says we have reserves to cover that, complaints about the one we did just buy. Barry recommended we buy what we originally had, Life Fitness that has lasted us 12 years. John said he checked out area fitness centers and LA Fitness uses the same brand and they are rusting too. We did get bid to replace everything in gym for approximately \$35K, Eric will look into this because the newer equipment is better now. Next meeting Eric will come back with his recommendations.

-Barry brought up that there is a new law he read about the requirement to mention on the annual meeting notice something about how many years there are left on the HOA timeline before renewing. James said that the HOA is covered for 20 years; he will look into the need to say in our annual meeting notice how many remaining years we have.

-Owner asked if the meeting minutes could be put on our website before they are approved by the Board as a draft document. James said No because worst-case scenario is someone buys here based on the something stated in the minutes (even though it would clearly say DRAFT) and then the following meeting the Board would change something before approving those minutes, it would contradict the DRAFT and be a liability issue. The Board decided that **NO UNAPPROVED MINUTES WILL BE POSTED.**

-Barry would like us to purchase a chain saw so that we can break down the large item garbage that is being left outside our dumpster. We are being told that an owner, Mike, will do this for us.

-Discussion about Levitt stucco leaks: Levitt homes are due for repainting this year (recommended every 7 years). We have a lot of rotting wood. James says we need to send out a notice before painting that the owner is responsible to fix any rotting wood. If there are problems after painting and the owner didn't fix the rotted wood, they will be given a violation notice. Are the leaks caused by poor painting because they did not "caulk and seal" first? Outside maintenance is the owner's responsibility per our documents (we cannot assess owners for fixing) BUT the painting is to include caulk and seal which some owners say they visually did not see the painters do that. 2013 painting- per James, you choose the paint such as Sherwin Williams or Scott and the painter (Munyon). **Motion:** A motion was made by Eric that an owner needs to notify management of rotting wood fixes to be done at their own expense (possibly our resident handyman, Mike can do) or of their own choosing. Target Roofing offered to assess Levitt for problems for free and we turned them down originally, can we have them come do this? Then we would notify the owner of needed fixes and they would be responsible to fix before we paint. **No second.**

**Motion:** A motion was made by Arlene that we get 3 bids for painting the Levitt homes and to get a list of problems at each residence. Seconded by Eric. **Motion passed unanimously.**

-Rodents/excrement at dumpsters: exterminator or we can buy traps? **Motion:** A motion was made by Elizabeth to have exterminator come for a max of \$250, seconded by Eric. **Motion passed unanimously.**

-Arlene thanked the volunteers that came out to clean the lake shore of trash, branches and

coconuts.

**Motion to Adjourn was made by Elizabeth at 8:12 pm. and seconded by Arlene.  
Motion passed unanimously.**

**FYI- Management Info:** Reminder how to reach Management Company and James Ro:

Sun Vast Properties

321 Interstate Blvd

Sarasota, FL 34240

Phone 941-378-0260 Fax 941-378-0322

[info@sunvast.net](mailto:info@sunvast.net)

Our website is **sansimeonhoa.com**: please visit it to review APPROVED minutes from meetings, obtain forms for ARC requests, insurance documents for your mortgage companies and to “opt in” for getting emails on important info rather than regular mail (costs us \$\$), clubhouse parking form, glass door insert criteria, etc.

Respectfully submitted by:

Elizabeth Diamond

San Simeon Board Secretary