

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board Meeting
December 23, 2024 6:00PM

Homeowners Association Meeting Minutes

Board Meeting Summary

Date: [12/23/2024]

Time: 6:01 PM

Location: [Club House]

1. Roll Call/Establish a Quorum

- The meeting was called to order at 6:01 PM by President John Nychis.
- Meeting notice was posted and sent to the owners.
- **Present:**
 - President: John Nychis
 - Vice President: Chris Luizzi
 - Secretary: Barry Smith
 - Treasurer: Eugene Marisa
 - Member at Large: Donna Nardine
- **Absent:**
 - Sunvast Properties, Inc.: James Ro
- **Quorum Present:** Yes

1. Call to Order

The meeting was called to order at [6:01] by [John Nychis].

2. Approval of Previous Meeting Minutes

The approval of the previous meeting minutes was deferred until the next board meeting on January 7th 2025.

3. Discussion Items

- **Landscape Pro Update:**
Board is waiting for updated contract information from Landscape Pro and will defer its decision report and any actions until January 7th 2025.
- **Election Buddy:**
Voting will be handled through Election Buddy from January 8th to January 30th 2025.
- **Orientation:**
Orientation for Election Buddy new residents will take place at the beginning of January.
- **New Irrigation System:**
The new irrigation system will increase water output by 70%, improving efficiency.

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- **South Florida Water District:**

A reminder that the 20th anniversary of the South Florida Water District for the pond water is approaching.

4. Financial Updates

- **Levitt Homes Monthly HOA Fee:**

The monthly HOA fee for Levitt Homes will be raised to \$441.44.

- **Dr. Horton Homes Monthly HOA Fee:**

The monthly HOA fee for Dr. Horton Homes will be raised to \$402.32.

- **Excess Funds for Dr. Horton:**

Discussion was held on what to do with the excess funds from Dr. Horton Homes. No decision was made at this time.

- **Vendor Invoice Discussion:**

A vendor invoice was discussed, with no action taken.

5. Vote on Budget

Motion: Eugene Marisa made a motion to approve the budget.

Second: Chris Luizzi

The motion to approve the budget was discussed and [approved].

6. Committee Reports

- **Cleaning Company:**

Connect Cleaning was proposed as the new cleaning company for the HOA.

Motion: John N. made a motion to approve Connect Cleaning as the new cleaning company.

Second: Eugene

The motion was [approved].

- **TOT Lot Project:**

It was discussed that the HOA could save \$1,500 by not installing the Dinosaur Tic-Tac-Toe structure in the TOT Lot.

Instead of replacing the flooring, turf will be installed.

Total cost of the project is \$44,000 which is \$2,000 below the approved budget of \$46,000.

Motion: Donna made a motion to approve the TOT Lot project and commence work.

Second: Chris

The motion was [approved].

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- **Landscape Committee Report:**
A report from the landscape committee was presented.
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7. Other Business

- **Unpermitted Objects at Dumpster:**
Discussion was held on the issue of residence leave unpermitted an object at the dumpster. No resolution was made on how to prevent this.
 - It was noted that basketball hoops are not allowed in San Simeon.
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8. Adjournment

Motion: Yanny made a motion to adjourn the meeting at 7:58 PM.

Second: Barry

The meeting was adjourned at 7:58 PM.

Minutes prepared by: [Brandon Lucas]

Date of Preparation: [12/26/2024]