

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board Meeting
November 20, 2024, 6:00PM

Board Meeting Summary

Date: [11/20/2024]

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
 - Sunvast Properties, Inc.: James Ro
- **Absent:**
 - Member at Large: Donna Nardine
- **Quorum Present:** Yes

2. Reserve/Finance Approval/Update

- Treasurer Eugene Marisa provided an update on the finances.
 - Cash on hand: \$43,000

- Amount owed: \$17,814.54
 - Additional reserve amount due: \$27,600
 - Reserve deficit: \$3,500 after transfers to reserves
- Eugene questioned the difference in the balance sheet, which shows \$72,651.96 in outstanding HOA fees, while Sunvast only accounted for \$59,430.

3. Late Fee Collection Plan

- Eugene motioned to enforce a late fee for HOA dues that are 10 days late, with fees recurring every 2 months if late, and interest charged on the balance on the last day of each month.
- Motion was seconded by John Nychis.
- All in favor, none opposed.

4. Irrigation

- Eugene suggested considering an above-ground irrigation system to replace the current broken underground system, as it would be easier to maintain.

5. Vendor Issue

- Eugene motioned to address certain vendor issues at the next meeting.
- Motion was seconded by Barry Smith.
- All in favor, none opposed.

6. Bathroom Renovations

- Barry Smith motioned to use reserves for bathroom renovations.
- The motion was not seconded and therefore failed.

7. Coupon Book Elimination

- Eugene motioned to eliminate the coupon book.
- The motion was not seconded and failed.
- The board will revisit the issue at the next meeting to decide whether to charge for the coupon book.

8. Playground Update

- Chris Luizzi provided an update on the Tot Lot.
- A new vendor quoted \$16,000 for the equipment, and the board is awaiting a quote for installation costs.

9. Lawncare Committee

- The Landscape Committee is continuing to explore options for a new lawn care company.
- The Landscape Committee made a recommendation to go with Landscape Pro.
- Landscape Pro will present at the next meeting on December 10th.

10. Roofing Concerns

- Gone Costal requested payment of the remaining \$250,000 balance for tiles.
- The board decided not to pay the remaining balance until the roofing job is completed.

11. Adjournment

- John Nychis motioned to adjourn the meeting, seconded by Chris Luizzi.
- The meeting was adjourned at 8:30 PM.