



SAN SIMEON NEWSLETTER

Alliant Town Hall meeting, Thursday, April 3 at 10 AM at the Clubhouse; Special Board Meeting April 8, 2025 6 PM Clubhouse, Contracts for review/Board Mtg. RECAP

Dear Homeowners of San Simeon,

There will be a special board meeting to discuss the Painting Contract for our Community and BrightView Landscaping Company on Tuesday, April 8, 2025 at 6 PM in the Clubhouse. Please see the contracts below that will be discussed.

1. Painting contract to paint the new wood installed fascia on the homes after the roofing project.

https://mcusercontent.com/ee661f48f7b39948a88c16963/files/8866f0f4-bff2-5f78-e3ea-23771635fcbd/painting_bids.pdf

2. Brightview Landscape Contract

<https://mcusercontent.com/ee661f48f7b39948a88c16963/files/023aa4f0-cf07-e899-a846->

[89d06dea5340/San_Simeon_Landscape_Maintenance_Contract_BrightView_3.26.2025.pdf](#)

RECAP of March 25 Board Meeting:

- Playground is in the process of being replaced and should be done by Friday or Saturday this week, March 28, 29.
 - Kim Frezza from Alliant Property Management was introduced on the Zoom call with brief introduction and answered some questions. Representative from Alliant will be here at the Clubhouse to help with portal questions on **Thursday, April 3 at 10 AM.**
 - Roof contractor should be moving tiles from the neighborhood sometime the first week of April. They have made some repairs and will complete the punch list asap.
 - John Nychis said he will be contacting members of the Fining Committee for another meeting some time.
 - Social Committee is inviting everyone to participate in a Community Wide Garage Sale on April 12 2-4 PM - Contact Mike Shannon on Facebook.
- End of Season BBQ. Saturday, April 26 1-4 PM - Hot dogs, hamburgers provided; bring a dish to share, BYOB and all plastic containers. There will also be a collection of non-perishable food for the McGregor Baptist Church on McGregor. Contact Mike Shannon on Facebook.

Alliant Property Management Portal emails were sent to all Homeowners. If you have any questions come to the Town hall on April 3 or email ampsupport@alliantproperty.com referencing San Simeon, your name and address and put to the attention of Kim Frezza.

REMINDER Townhome Landscaping info - According to our documents, each homeowner is responsible for their own landscaping. Architectural request forms are to be completed and forwarded to Alliant Property Management, LLC, 13831 Vector Avenue, Fort Myers, FL 33907. There is a section in our Alliant portal to do electronically direct with Alliant.

Remember only **dark brown mulch** and **brown stone** similar to that which is at the Clubhouse is permitted for ground cover. Everyone is also required to remove all dead shrubs on their property and dispose of them properly.

-San Simeon HOA Board of Directors

