

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Organizational Meeting of the Board of Directors
Held on January 19, 2017 at the San Simeon Clubhouse

1. Certifying Quorum/Call to Order: at 7:47 p.m.

Eric Vincent	-	Absent	Barry Smith	-	Present
Elizabeth Diamond	-	Present	Arlene Creeden	-	Present
John Nychis	-	Present			

Quorum present? Yes

Others Present: Marie Hamling ñ CAM and Dave Munro ñ CAM, Paradigm Real Estate Corp.

2. Proof of Notice of Meeting

Affidavit of Mailing, Hand Delivering or Electronic Transmission of Notice to Lot Owners signed and notarized.

3. New Business:

A. Elect Officers

President ñ Eric Vincent
Vice President ñ Barry Smith
Secretary ñ Elizabeth Diamond
Treasurer ñ Arlene Creeden
Director ñ John Nychis

By proper motions, the Election of Directors passed unanimously.

B. Adopt Board Resolution Authorizing Electronic Voting and Participation for Association Meetings and Elections

Motion: John Nychis moved to pass the resolution to enable online voting. Seconded by Arlene Creeden. **Motion passed unanimously.**

C. Fine and/or suspension on an owner for non-compliance

- Owner account number 1039 ñ failure to remove political sign from window

Motion: Barry Smith moved to levy a fine of \$10.00 per day for each day the violation continues. Seconded by John Nychis. **Motion passed.** In favor: Barry Smith, Elizabeth Diamond, John Nychis. Opposed: Arlene Creeden

- Owner account number 1091 ñ failure to remove commercial vehicle from driveway

Motion: Elizabeth Diamond moved to levy a fine of \$10.00 per day for each day the violation continues. Seconded by Arlene Creeden. **Motion passed.** In favor: Barry Smith, Elizabeth Diamond, Arlene Creeden. Opposed: John Nychis.

- Owner account number 1045 ñ failure of tenants to remove pets

Motion: Barry Smith moved to levy a fine of \$10.00 per day for each day the violation continues. Seconded by Arlene Creeden. **Motion passed unanimously.**

D. Discussion of bids for pool heater

Motion: Arlene Creeden moved to purchase the HI Gulf Stream heater for \$4,000. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

E. Request to waive late fee/interest

Motion: Arlene Creeden moved to deny the request from owner account 1191 to waive late fee and interest. Seconded by Barry Smith. **Motion passed unanimously.**

F. Air conditioner drain lines

Motion: Barry Smith moved to replace the copper drain lines for air conditioner units with pvc lines for \$200.00 as proposed by Aries Refrigeration. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

G. Fountain cleaning contract

Motion: Arlene Creeden moved to not have the contract auto-renew on March 1. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

H. Registered Agent Resolution

Motion: Elizabeth Diamond moved to change the registered agent from Paradigm Real Estate of SW Florida Corp. to Becker & Poliakoff, P.A. by Board Resolution. Seconded by Arlene Creeden. **Motion passed unanimously.**

I. Non-approved renters

Motion: Arlene Creeden moved to send a notice to owner account number 1121 regarding unapproved tenants and requirement to pay landscape repair caused by tenants. Seconded by Elizabeth Diamond. **Motion passed unanimously.**

J. Fining Committee ñ Joan Starr was appointed to fill the vacancy on the fining committee.

4. **Adjournment:** 8:47pm

Motion: Arlene Creeden moved to adjourn the meeting at 8:47pm. Seconded by John Nychis. **Motion passed unanimously.**

Respectfully submitted by:
Marie Hamling, CAM
Paradigm Real Estate Corp.