

<p style="text-align: center;">San Simeon Phase 1 Residents' Association, Inc. Minutes of the Board of Directors' Meeting Held on August 18, 2016 at the San Simeon Clubhouse</p>
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1. Roll Call/Establish a Quorum/Call to Order: at 7:00 p.m.

President	Eric Vincent	-	Present
Vice President	Barry Smith	-	Present by phone
Secretary	Joan Starr	-	Present
Treasurer	Arlene Creeden	-	Present by phone
Director	John Nychis	-	Present

Quorum present? Yes

Others Present:

Marie Hamling - CAM, Paradigm Real Estate Corp.

Dave Munro ó CAM, Paradigm Real Estate Corp.

2. Disposal of Unapproved Minutes: July 7, 2016 Board of Directors Meeting

Joan Starr read the minutes.

Motion: A motion was made by Eric Vincent to approve the minutes of July 7, 2016 as written. Seconded by Barry Smith. **Motion passed unanimously.**

3. Treasurers Report

Arlene Creeden reported on the financial reports through July 2016. A full copy of the end of month report is available upon request from Paradigm Real Estate Corp.

- Collections

The Board discussed the requests submitted to waive late fees and/or interest and agreed to approve two requests that were due to circumstances beyond owner control and deny nine requests because the payments were received late.

4. Management Report: Marie Hamling presented the management report as attached to these minutes.

5. Director/Committee Reports: None

6. Old Business:

A. Bank Accounts – BB&T CDs

- The matter was tabled until more information is received from other banks.

B. Owner Payment Plan

- Account #1113

Motion: Eric Vincent moved to accept the payment plan as outlined in letter from owner. Seconded by John Nychis. **Motion passed.** In favor: Eric Vincent, Barry Smith, Joan Starr and John Nychis. Opposed: Arlene Creeden.

C. Reserve Study – Insurance Appraisal Proposals

- There was discussion regarding the three proposals for reserve study and insurance appraisal and the options for one year only or one year plus three consecutive year reports offered by GAB Robins.

Motion: Eric Vincent moved to proceed with the one year option for a Reserve Study and the three year option for the Insurance Appraisal with GAB Robins. Seconded by Arlene Creeden. **Motion passed unanimously.**

D. Wind Mitigation Discussion

- There was brief discussion about the insurance agent's recommendation to postpone wind mitigation inspections until needed to lower the premium.

E. Insurance Renewal

- Pursuant to conversation with insurance agent, Eric Vincent recommended the Association stay with current insurance carriers as the premiums decreased or were the same and reduce the hurricane deductible from 5% to 3% and eliminate mold and sewer backup coverage to keep the premium about the same.

Motion: Barry Smith moved the Association proceed with Eric's recommendations, which included accepting hurricane deductible at 3%, drop mold and sewer backup coverage and go with Commercial Package and Umbrella as outlined by the agent. Seconded by Joan Starr. **Motion passed unanimously.**

F. Speed Hump Proposal

- The asphalt speed hump topic was tabled.

G. Tree Replacement Bid

Motion: Eric Vincent moved to approve \$1,000 for tree replacement with the Geiger tree. Seconded by Joan Starr. **Motion passed unanimously.**

H. City of Fort Myers Trash Pickup

- There was discussion about the City's decision to provide curbside bulk pickup at residents' request and place the charge on residents' water bill.

- The Board agreed the City should provide pickup from individual homes. A letter is to be sent to all owners notifying them of procedure and costs and that fines will be put in place if items are left in the dumpster area.

I. Association Owned Townhome – Foreclosure Complaint

- The foreclosure complaint was discussed and whether the Association should provide an answer.

Motion: Arlene Creeden moved to have the attorney file an answer to the complaint if the Association's recovery of assessments is more than the filing fee. Seconded by John Nychis.
Motion passed unanimously.

J. Fining/Suspension Resolution

- The resolution provided by the attorney was discussed.

Motion: Eric Vincent moved to approve the Fining/Suspension Resolution. Seconded by Barry Smith. **Motion passed unanimously.**

- The members of the fining committee will be Gaylord Yates, Michelle Adams and Frank Melione.

7. New Business:

A. Pool Committee

- A pool committee will not be formed at this time.

B. Set Date of Annual Meeting – Thursday January 19, 2017

C. 2015 Audit - Approved

D. Adjournment: 8:28pm

Motion: Eric Vincent moved to adjourn the meeting at 8:28pm. Seconded by Joan Starr.
Motion passed unanimously.

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