

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board of Directors' Meeting (1 of 3) Held
on January 16, 2020 at the San Simeon Clubhouse

1. Roll Call/Establish a Quorum/Call to Order: at 7:01 p.m.

President	Eric Vincent	-	Absent
Vice President	Barry Smith	-	Present
Secretary	Elizabeth Diamond	-	Present
Treasurer	Arlene Creeden	-	Present
Director	John Nychis	-	Present

Quorum present? Yes

Others Present: James Ro, CAM, Sun Vast Properties, Inc.

2. Disposal of Unapproved Minutes: Motion: A motion was made by Barry to approve the minutes for 11-21-2019 Final Budget meeting, seconded by John. **Motion passed unanimously.**

3. Treasurers Report

-Operating Cash	\$54,060.10
-Reserves	\$1,173,256.43
-Accounts Receivable	\$6,461.55
-Allowance for bad debts	(\$5,287.05)
-Prepaid expenses	\$59,583.63
-Refundable deposits	\$6,089.00
-Misc. income and fees	\$0
-Total Assets	\$1,294,163.66

Full copies of end of month reports are available by contacting Sun Vast in writing (at owner expense).

4. New Business:

-ANNUAL MEETING WILL BE HELD MARCH 5TH, 2020 for election of officers and owner votes on several issues. Anyone wanting to run for the Board needs to return the forms to James by 1/30/2020. Proxy voting will be mailed with the announcement.

-SFR contact for roof replacement is up for final discussion tonight.. They only get paid if they are successful and they have been with our insurance company. Lawyer reviewed it and they made some suggestions, we did agree to some but not others. Added: warranty 10 years (instead of 7 yrs.), all we have to pay is our deductible. Lawyer thought the insurance company checks would go to SFR but James said they will come to us and we will pay invoices from an "escrow account". All roof repairs moving forward will be done for free by SFR, call to James and it will be fixed within 48 hours. We have paid approximately \$150K for repairs since Irma so that goes towards our deductible. (See past minutes re: remedies for DR Horton needing to need assessment potentials, damage from Irma is evidenced and need to replace now even though they are newer). We will be hiring an independent engineer to oversee the roof replacement work for code enforcement weekly. Timeline maybe 1 yr. but may come quicker if insurance company approves the claim. If we sign contract, SFR will come in and assess the damage. James said usual roof life is 25-30 yrs. **Motion:** A motion was made by Arlene to sign the SFR contract, seconded by Barry. **Motion passed unanimously.**

-VOTE COUNT:

Waive year-end financial audit 2019 (use financials only): Yes 39, No 6

Using reserves as needed for temporary cash flow needs 2020: Yes 42, No 3

Votes pass unanimously by owners.

-Fountain motor is under warranty and will be fixed (caused by power surge).

-Irrigation problem poured a lot of water into lake, landscaper fixed but 24 hrs. later still a problem, they will come tomorrow and fix.

-Elizabeth mentioned when Truscapes does their irrigation checks, they really aren't out there checking? They are responsive to immediate problems. Per James, there are other landscape company options but they cost more and don't necessarily do any better. LETS PLAN A MEETING WITH THE MANAGER ISRAEL TO DO A WALK AROUND, BUSHES ARE DEAD, SPRINKLERS NOT WORKING PROPERLY, TRIMMING CUT BACK TOO FAR, CHANGE THE 6X/YEAR SHRUB CUTTING SCHEDULE, James will arrange. Accountability is what we are asking for. An owner mentioned she was standing outside when they were trimming but they moved on, they don't do the same for every area especially when picking weeds. Should be done even when it is not "weed picking day". Frank said there are 2 trees behind his home that need to be replaced (1 was dead, 1 was leaning and could have been saved rather than removed by Truscapes), Barry said he would go take a look. Frank mentioned his mother in law's HOA which always looks great, he will let Elizabeth know who does their landscaping (he immediately sent her the name- Cape Horticultural Service, Tom Herring 574-6800), maybe we can ask them for a bid? Watermark across the street has weekly meeting of owners and landscapers. Per Barry, contract for them cutting trees is to 14 feet; a lot of our trees are above that, we found a company that is a lot cheaper to do these tasks (\$55/palm vs. someone John found for \$25/palm). Arlene said we have grass, plants and mulch coming next month. John mentioned instead of mulch switching in 6 month increments to rocks, small areas at a time (more expensive). James said a community like ours around 220 homes paid \$15K for mulch and to switch to river rock would be \$200K, also during a hurricane the rocks can become projectiles. Bag mulch costs twice as much as the blown in kind like we do and both act the same in lasting color, being compacted and washing away. Elizabeth would like to change the mulching time to October or November after the rainy season, discussion tabled until closer to that time but James said those are busy months so if we want to change we have to order it now. 2020 budget mulch money is paying for February's order, we may have \$\$ in November to do that 2nd mulching for the year.

-Elizabeth wondered if owner vote at upcoming meeting on going with one color scheme for the community is allowed, James said yes. Barry said painting comes after roofs are done so this can be voted on later.

-John would like to put low grade speed humps for owner vote at Annual Meeting to make it safer here because there are a lot more kids now. They are meant to make you slow down and therefore don't damage your car if you do so. You can do either removable or permanent. James will add this to the mail out before meeting. James recommended having some example pictures included or on our website. James will need to look into and forward the pictures to John to get posted on our website.

-Vera spoke about a dog rushing her off leash and jumped on her, 3910 Cherrybrook Loop, came running out of garage. They are owners and do not own a dog that people mentioned, it must have been their visitors dog- not OK! Someone came out and said "don't be kicking on my dog"! Can call James to report but you should call the police to get a report filed. An Akita got loose and jumped on a child.

5. Old Business:

-Has James contacted exterminator for the dumpster problems? Yes, rats have been baited and appear to be more controlled because there are less "droppings" per Barry.

Motion to EXTEND meeting until March 5th Annual Meeting is held was made by Arlene at 7:55 pm. and seconded by Elizabeth. Motion passed unanimously.

FYI- Reminder how to reach Management Company and James Ro:

Sun Vast Properties

321 Interstate Blvd

Sarasota, FL 34240

Phone 941-378-0260 Fax 941-378-0322

info@sunvast.net

Our website is **sansimeonhoa.com**: please visit it to review APPROVED minutes from meetings, obtain forms for ARC requests, insurance documents for your mortgage companies and to “opt in” for getting emails on important info rather than regular mail (costs us \$\$), clubhouse parking form, glass door insert criteria, etc.

Respectfully submitted by:

Elizabeth Diamond

San Simeon Board Secretary