

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board Meeting
November 2, 2022, 6:00PM

1. Roll Call/Establish a Quorum: John called the meeting to order 6:01pm

| | | | |
|---------------------|----------------|---|---------|
| President | John Nychis | - | Present |
| Vice President | Barry Smith | - | Present |
| Secretary | Val Leclerc | - | Present |
| Treasurer | Arlene Creeden | - | Present |
| Director | Eddie McMillen | - | Absent |
| Quorum present? Yes | | | |

Sunvast Properties, Inc. James Ro

2. . Old Business:

Painting: Received 4 bids.

PRICE BREAKDOWN AS FOLLOWS.

| | |
|------------------------------------------------------------|---------------|
| 1) Phase # 1--19 Buildings Painted | *252,000.00 |
| 2) Clubhouse Painted..... | **** 8,400.00 |
| 3) Dumpster Building..... | 4,700.00 |
| 4) Phase #2 Painted..... | 140,000.00 |
| 5) Fence Stucco Columns Only: Exclude Aluminum Fence | \$9,700 |

OPTIONS: Following pricing applies if completed in conjunction with base bid.

- 1) Lanai Walls and Ceiling home owner's responsibility \$140.00 EA
- 2) Replace Rotten wood fascia as needed, Prime, Caulk, and Finish \$22.00 Linear foot. **Fascia repair Is the owner's cost**

Barry made a motion to accept bid from Direct Painting. Arlene seconded and motion carried.

3. New Business

Hurricane clean up: Truscage: \$18920+JP \$5025+ Lee \$5200 so far. Roof insurance claim has been submitted. Fence still needs to be repaired.

Insurance claim update: The board gave insurance claim updates

Mulch: Arlene made a motion to skip mulching in 2022. Seconded by Lec. Motion carried.

4. Adjournment

3. Adjournment: Alrene made a motion to adjourn the meeting and seconded by Barry. Meeting adjourned at 3:50pm