

San Simeon Phase 1 Residents' Association, Inc.
Minutes of the Board of Directors' Budget and General Meeting
Held on November 6, 2018 at the San Simeon Clubhouse

1. Roll Call/Establish a Quorum/Call to Order: at 7:05pm

President	Eric Vincent	-	Present
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 Elizabeth to approve the minutes for 4-(does anyone know the date?, I was on a cruise) -2018, seconded by John. **Motion passed unanimously.**

3. Treasurers Report:

Arlene Creeden reported on the financial reports through end of September 2017. A full copy of end of month reports are available by contacting Sun Vast in writing (at owner expense).

-Operating Cash	\$131,042.66
-Reserves	\$908,231.54
-Accounts Receivable	\$22,487.27
-Allowance for Bad Debt	(\$5,287.05)
-Prepaid expenses	\$58,845.43
-Refundable Deposits	\$6,089.00
-Misc. Income and fees	\$1,984.00
Total Assets	\$1,123,393.67

4. Fining Committee Meeting: Dog leash violation at 4104 Cherrybrook Loop. Member present from committee Gaylord, James asked for two volunteers for this decision just for this meeting- Claire and Stu, **Motion:** A motion was made by Barry to allow 2 temporary members onto committee, seconded by Arlene. **Motion passed unanimously.** Owner complained about dogs off leashes and pooping behind the unit, 1st violation/warning letter issued 5/2018, 2nd violation letter 9/2018 (photo with date stamp 9/14/2018, 7:02pm for confirmation). Fining letter sent 10/2018. Owner spoke- she insists the pictures had her with black hair, she has not had black hair since last year. Shown the picture of the dog and she admits it is hers but insists her hair was blond in Sept, photo clearly shows her hair is blond. Committee met- DECISION: Vote 2-1 to fine for violation of rules, dog off leash, request leniency for first violation. **Motion:** A motion was made by Elizabeth to fine the owner \$200, seconded by Arlene. **Motion passed unanimously.**

FOR FURTHER PROBLEMS, PLEASE TAKE A PICTURE OF DOG POOPING/DOG OFF LEASH OR DOG AND WALKER, FORWARD TO JAMES.

5. Budget: Eric spoke- We have approx. \$131K in operating cash, we only need 2 months of operating cash in the bank so we are proposing a prior year surplus "give-back" again of \$100K. He went through the proposed budget line by line explaining changes. Gate maintenance and repairs still continue to go up. Mulch discussion- options are same blown-in type, bagged type, pine needles and lava rock. We have money for this years' mulching (blown in type), the budget is for next year. Discussion to increase mulch for next year by

\$10K, it can be used for possibly a more expensive option for next year, does not mean it has to be used. Landscape enhancement increased by \$10K by Board. Some numbers were increased because we need to buy more umbrellas, tables and to restring the chairs. Horton has full funding for painting and roof in their reserve so input was decreased. Because of all of the Levitt roof repairs the reserve has basically nothing left in so their input has increased. More was added because we have used so much for repairs that we have to rebuild the roof replacement fund. Per Eric- every \$1000 of budget= 38cents for dues. **Motion:** A motion was made by Eric to have 2019 HOA fees/month to be Levitt \$231.43 and Horton \$149.84, seconded by Elizabeth. **Motion passed unanimously.**

Any owner questions on specific amounts and changes can be directed to James, our manager.

2019 HOA DUES: LEVITT = \$231.43 HORTON = \$149.84

6. Management Report:

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 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 \$\$).

7. Committee Reports:

- No architectural review committee report.
- No landscape committee report.
- No rules/regulations committee report.

8. Old Business:

- Mulch **Motion-** A motion was made by Eric to approve \$10,600 for blown-in mulching, seconded by Barry. **Motion passed unanimously.** Discussion about possibly doing lava rock next year by doing it in increments throughout the community since it is so expensive or switch back to bagged mulch (it seems to last longer than the blown-in type). James will get quotes on these.
- Pool fountain repair discussion, we were told it was hit by lightning. Our existing motor has a warranty but it doesn't cover this. The bid for new fountain motor has a 2 year warranty but doesn't cover lightning. We will get quotes for a surge protector but this doesn't help with lightning strikes. **Motion-** A motion was made by Arlene to purchase the new motor with 2 year warranty for approx. \$2,200, seconded by Barry. **Motion passed unanimously.** The Board decided not to put in a surge protector because our only problem seems to be lightning.
- An owner asked if parking on the sidewalk is ok, NO. Please take a picture of the car with the street number included and forward to James.

9. New Business:

- Elizabeth brought up that there a lot of people visiting the pool and spa after hours all summer, she asked if we could get some bids for a self-locking timed device at the 2 pool gates. Arlene mentioned that it would need digging up around the pool to get the wires attached to our electric or internet system. It was also discussed to maybe just set pool hours not “dawn to dusk”, such as 7am-7pm or 8pm? The main clubhouse and 2nd pool gates do lock at 11pm. James will get quotes.
- **Motion:** A motion was made by Arlene to spend up to \$200 for buying new Christmas

decorations for the community, seconded by Elizabeth. **Motion passed unanimously.**

- Trees hit by lightning (dead trees), bids for removal vs. Mike doing it discussed. A palm near gate needs to be replaced. Some extra sod needs to be replaced around lakeside planted islands. Eric- we still have around \$10k available in the budget so we can do these

improvements. **Motion-** A motion was made by Arlene to remove the dead trees and replace those that need replacing and to buy sod, seconded by Eric. **Motion passed unanimously.**

- John spoke about removing the trees around the pool area that are constantly dropping leaves into the pool, a nuisance for bathers and the pool cleaning company. Over the summer the leaves caused our pool to turn green, the inspector shut it down and it had to be “shocked”. His quotes were \$1,400-\$6,000 to cut down and remove, not grind stump.

Motion: A motion was made by Arlene to cut down 4 trees around the pool for \$1,400, seconded by Elizabeth. **Motion passed unanimously.**

- Social media, tabled.

- E-mail list, tabled until annual meeting.

- Mail outs for Annual meeting needing owner votes, glass door inserts yes or no, include the same ones as last year to include: audit and using funds from operating cash for emergency needs.

- John spoke about 3810 Clearbrook Lane, police called to residence regarding parking and noise violations numerous times. The 2 renters are students, have a dog and the owner says the dog is his (even though he doesn't live here). Elizabeth said if he is not there we need to do background checks on who IS living there at his expense. Even if they are family they are considered renters. Next door owner states her driveway has been blocked, she has had to buy earplugs. James will send out 2nd noise and parking violation letter. **Motion:** A motion was made by Arlene for James to find out from the owner who is living at the home, if he does not live there he has to apply for a rental (with background checks) even if they are family, seconded by Elizabeth. **Motion passed unanimously.**

- Gaylord brought up the “ugly” green slow down signs, he feels they are deterring to the look of the community and decreasing property values. His point is that if you can't have a sign on your property, why should these be allowed? Eric said the speeding continued to be a problem but feels these are helping.

- Gaylord mentioned that the painting done in 2013 on the Levitt homes are peeling, asks if there is a warranty? Cracks in stucco obtained more damage after the hurricane, can we ask Mike to caulk the cracks and to touch-up the paint? Mike looked at the issues and he says the wood used was not treated so now it is rotting and cracking. Per Arlene- before painting next time it will be the owners responsibility to pretreat the wood.

- Annual meeting will be Thursday 1-17-2019 7pm to include voting for Board of Directors. Elizabeth, Barry and Arlene's positions are expiring.

Motion to Adjourn was made by Arlene at 8:23pm, seconded by Eric. Motion passed unanimously.

Respectfully submitted by:

Elizabeth Diamond

San Simeon Board Secretary