

San Simeon Homeowners Association
Organization Board Meeting
January 10, 2013

Meeting called to order at 6:30 by Roberto Diaz, quorum declared.

David Langout submitted his resignations and was accepted by Roberto. Board asked if there was any interest among those attending the meeting to replace David.

Minutes of the previous meetings were motioned by Liz and seconded by Don - passed unanimously as being accepted.

Treasurer's Report:

Reserves end of November: 115,021.62

Operating 217,477.20

Total: \$332,498.82

James provided update re: foreclosures: Currently 15 units are being processed by attorney, we are foreclosing on 6 units, it is a six month process and applying liens are remaining properties. During 2012, \$22,000 has been collected by attorney. To date, we have not collected from the rental demand letters. Treasurer's report motioned by Joan and seconded by Don - passed unanimously as being accepted.

Committee updates: Landscape committee must work with James and Truscupe regarding exterior of Challenger and Winkler - recommended committees meet after meeting and move forward.

Fining Committee submitted quote for camera for gates and least options - bids accepted by board.

Committee information located on website: www.sansimeonhoa.com

Old Business

January 2nd no generic codes each homeowner is to request a household code or obtain a barcode or card for \$25

Painting of Roof vents - 188 vents Sutter bid of \$3,180, Liz move to accept and Don seconded passed with a 3-1 vote - Joan voted no. Motion passed and office in Ft. Myers will be conducting painting

Don reviewed the rulings on the legal opinions requested - a copy of lawyer's letter given to Barry and Joe. Article 6 sec. 8 - no legal precedent to collect based as there was no mal-intent of developer.

Regarding recycling enclosure - Kotler exempt from codes put into effect 2009

New Business

Asked Joe to spearhead community phone book/directory, as well as working with Dr Horton and Levitt to work and become one community in regards to insurance, capital reserves, etc.

Update from Board ☐ interviews have been conducted in search of local attorney. Joan made a motion to table decision on choosing local attorney until all interviews were conducted, seconded by Don ☐ passed unanimously

Reserve Studies for the community, critical if Horton is to contribute towards maintenance reserve. Joan made a motion to table reserve study until James received additional quotes on prices of said survey Don seconded passed unanimously

Don made a motion to conduct an audit for 2012, seconded by Liz ☐ passed unanimously. Community discussion resulted regarding using a local auditor to conduct study by community. Don then made a motion to find a local auditor to conduct audit, which will occur beyond the 90 days ☐ seconded by Joan ☐ approved unanimously.

Fire ants a problem and are being treated by Truscaps ☐ address concerns to Barry

Concerns regarding parking ☐ please have dinner guests park at club house

Oak Trees ☐ currently have 80+ need permit from city to remove, city ordinance requires so many oak trees per house

Concerns: car parked for a week at clubhouse, bike rack loose, lamp post in progress, construction on back of houses must have approval and application to architectural review board. Sanitary wipes needed for gym, doggy bags needed around community. Requesting quality garbage cans around community, contract towing company for violators,

Joan motioned and Don seconded for adjournment. Meeting adjourned at 8:02 ☐ passed unanimously