

**SAN SIMEON PHASE 1 RESIDENT'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

Date: October 8, 2014

Location: San Simeon Clubhouse Fort Myers, FL

Board Members  
Present: Joan Starr, Eric Vincent, Patricia Lassiter, Donald McLoughlin, Barry Smith

Management Rep: Scott LoVecchio, Jason Glasson and Sherry Walton, Associa Gulf Coast

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**Call to Order:** The meeting was called to order by the Eric Vincent Board President at 7:00 PM. Quorum was verified.

**Minutes:** By proper motion made by Joan Starr, seconded by Patricia Lassiter it was unanimous to approve the meeting minutes from the September 3, 2014, 2014 Board of Directors Meeting. Motion passed unanimously.

**Fining Committee:** Joan reported that the fining committee did have a meeting and recommended that 2<sup>nd</sup> violation letters be sent to the owners of short term rentals.

**Treasurer Report** No Report

**Manager Report** **Review of Mulch proposals** - Eric went over the Mulch bids with the board. Don made a motion to approve the mulch bid totaling \$18,206.20. This was discussed by the board. No second, motion dies.

**Review of proposal to replace dead plantings at Clubhouse** – The bid from Treescapes was discussed. Eric made a motion which was seconded by Berry to approve the bid from Treescapes removing the \$370 for the mulch installation bringing the total price to \$1,523.00. Motion passed unanimously.

**Review of proposal to replace dead plantings along the outside wall** – Treescapes bid was discussed by the board it was decided that another bid will need to be obtained from an outside vendor. Mr. Glasson will get a bid for the board to review.

**Review proposal to retain excess 2013 Funds in Reserve Accounts** – Eric went over the proposal, Don made a motion which was seconded by Eric to retain the funds in the reserve account as outlined and recommended by the auditor for a total of \$69,559.30. Motion passed unanimously.

**Associa Recommendations on reallocation of Bank Account in light of FDIC Insurance limit** - Eric went over Associa's recommendations. Eric made a motion which was seconded by Don to remove \$180,000.00 from the Stonegate operating account into a new account at Bank United and to transfer the full cadence operating balance to Pacific Premier Account. Motion passed unanimously.

**Associa Report on Status of Audit and Required Input** – Mr. Glasson reported on the status of the Audit. We are still in the process of gathering additional information that has been requested.

**Comcast Cable in the Clubhouse** – Briefly discussed by the board. Eric made a motion which was seconded by Patricia to not cancel the Comcast in the clubhouse area. Poll will be taken to see if owners want to continue the service at the clubhouse. Motion passed unanimously.

Eric also went over Treescapes response and issues on the property. Would like to have them look into unit #3807 Clearbrook and unit #4065 Cherrybrook.

**Adjournment:** There being no further business to discuss, without objection the meeting was adjourned at 7:48 PM.

*Submitted: These minutes have been respectfully submitted to the Board of Directors for review by Jason Glasson, Community Association Manager.*