

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

Date: January 29, 2015

Location: San Simeon Clubhouse Fort Myers, FL

Board Members Present: Eric Vincent, Arlene Creeden, Barry Smith, Joan Starr, Patricia Lassiter

Board Members Absent:

Management Rep: Debby Keil, Associa Gulf Coast

---

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

**Minutes:** *By proper motion made by Patricia Lassiter, seconded by Barry Smith it was unanimous to approve the meeting minutes from the November 25, 2014 Board of Directors Meeting. Motion passed unanimously.*

**Treasurer's Report** Arlene Reported the Assets are \$822,094.30, Liabilities \$38,555.43, Owners Equity \$491,435.47. The 2013 Annual audit has been completed. Finance charges on outstanding balances up to \$500 have been cleared up from the transfer of the previous management company.

**Introduction:** San Simeon has a new property Manager, Debby Keil.

**Old Business:** **1. Clubhouse Update** – The clubhouse renovation due to the ice line breaking has been completed, the men's room is in process. The ice line will not be hooked back up so residents will need to bring ice for their functions.

**2. Lightening Arrestor Front Gate.** – *By proper motion made by Barry Smith, seconded by Joan Starr, to purchase the new lightening arrestor for the front gate, motion passed unanimously.*

**3. LED Lighting** – *By proper motion made by Eric Vincent, seconded by Joan Starr, six lights (four outside the gate & 2 inside the gate will be replaced with Led lighting), not to exceed the cost of \$1750.00, motion passed unanimously.*

**4. Credit Cards** – *By proper motion made by Arlene Creeden, seconded by Barry Smith to issue two credit cards, one to Eric Vincent and one to Barry Smith in the amount of \$5000 each to be used for association business, motion passed unanimously.*

**New Business:** **1. Associa Management Credits** – Associa has offered to credit San Simeon with three (3) months of association fees totaling \$5,256 upon renewal of the contract.

**2. Landscape Replacement / Community volunteer** – A budget of \$10,000 has been set aside to purchase new landscaping replacements. A list has been compiled from the Board as a result of a walk thru. The community was asked if they would volunteer to assist in planting the new shrubs and landscaping. There were a number of volunteers in the community so the Board will work with the volunteers on establishing a day for planting.

**3. Landscape Maintenance / Irrigation** – Irrigation timers are coming on at front gate at 8:00 p.m., they need to be scheduled for later to avoid getting residents wet when entering gate code.

***By proper motion made by Arlene Creeden, seconded by Patricia Lassiter, the dead tree at the right side of 3834 Cherrybrook Loop to be removed by TruScapes.***

***By proper motion made by Barry Smith, seconded by Joan Starr, to have the 3 queen palms installed at 4022 Cherrybrook Loop when lightening had killed the previous 3 trees for a cost of \$984.0 per quoted by TruScapes., motion passed unanimously.***

**4. Pool Shower Policy** – ***By proper motion made by Barry Smith, seconded by Eric Vincent, to post new signs at the shower stating Rinse Only no Soap Products, passed unanimously.***

**5. Gym Maintenance Contract** – ***By proper motion made by Barry Smith, seconded by Patricia Lassiter to change current contract with Tropic Gym Tech to Commercial Fitness effective March 1, 2015, motion passed unanimously.***

**6. Parking Policy, By Law Changes** – The board has requested to have the Parking Policy, Document Amendments, Owner Information Update, and Website Address mailed to all residents.

**7. Liens on outstanding accounts** – Arlene has been working with Dorian Danys, V.P. of Associa to clear up accounts.

***By proper motion made by Eric Vincent, seconded by Barry Smith, all accounts that have been issued an Intent to Lien will be forwarded to attorney, motion passed unanimously.***

**8. Horton Insurance** – The new policy came in less than budgeted with a lower deductible.

**9. Rental Policy** – ***By proper motion made by Eric Vincent, seconded by Joan Starr, effective immediately Associa is to enforce rental policy to include Background and application fee in compliance with Declaration and Florida Statue, motion passed unanimously.***

**10. Quarterly Meeting** – ***By proper motion made by Eric Vincent, seconded by Barry Smith Board Meetings will be held the 3<sup>rd</sup>***

***Thursday of the month in April, July, and November, motion passed unanimously.***

There being no further business to discuss, without objection the meeting was adjourned at 7:51 P.M.

These minutes have been respectfully submitted to the Board of Directors for review by Debby Keil, Community Association Manager.