

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

Date: April 16, 2015

Location: San Simeon Clubhouse Fort Myers, FL

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

Board Members Absent: Patricia Lassiter

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 Joan Starr, seconded by Barry Smith it was unanimous to approve the meeting minutes from the January 29, 2014 Board of Directors Meeting with the correction to change the Treasurer's Report to reflect that Finance Charges on accounts up to \$500 outstanding have been cleared up. Motion passed unanimously.*

**Treasurer's Report** Arlene Reported the Assets are \$879,422, Liabilities \$27,825, Owners Equity \$484,735. Prepaid Insurance is \$45,567.

**Old Business:**

- 1 **Lightening Arrestor Front Gate.** – Has been installed.
2. **LED Lighting** – *Has been completed*
3. **Credit Cards** – Have been received.
4. **Associa Management Contract** – Contract was signed and credits will be issued to San Simeon for 3 months of management fees.

**New Business:**

1. **Landscape Replacement / Community volunteer** – A budget of \$10,000 has been set aside to purchase new landscaping replacements. **By proper motion made by Arlene Creeden to spend up to \$1925 for 6 new trees and to remove 4 dead palms. Also to allow of replanting of 100 plants to be done by Lee Lawn & Tree, seconded by Barry Smith, all in favor motion passed**
2. **Towing** – **By proper motion made by Eric Vincent Red's Towing is to be authorized to enforce parking policy with placing a sticker the first offense and towing on the second for all vehicles parked on the roads between the hours of 12:00 A.M. to 6:00 A.M., seconded by Joan Starr, all in favor motion passed.**
3. **Rental & Purchasing Policy** – **By proper motion made by Eric Vincent that Associa will have the preliminary approval of all sales**

and leases and Barry Smith with be the final approval, seconded by Arlene Creeden, all in favor motion passed.

**4. Gym Equipment** – The new contract was established in April with Commercial Fitness, they have inspected the equipment and will be scheduling repairs in the next week. **By proper motion from Arlene Creeden to allow up to \$2000 to purchase new proposed gym equipment providing the rowing machine can not interfere with other equipment, seconded by Barry Smith, all in favor motion passed.**

**5. Outstanding accounts** – By proper motion made by Arlene Creeden, that any accounts that have a \$400 delinquent balance will have their amenity cards deactivated until accounts are brought current, second by Eric Vincent, all in favor motion passed.

By proper motion from Arlene Creeden, that the attorney forwards a letter of demand to all tenants residing in any home that is delinquent and turned over to the attorney for collection, seconded by Joan Starr, all in favor motion passed.

By proper motion from Arlene Creeden that all late fees and interest in accordance with the Governing Documents begin April 1, seconded by Eric Vincent, all in favor motion passed.

**6. Pool Bids** –Pool quotes were presented, Debby to obtain other quotes on purchase of equipment from Oasis and also verify what the service charges are for both companies.

By proper motion from Eric Vincent to ratify the expenditure to replace the pool filters, seconded by Arlene Creeden, all in favor motion passed

**7. Animals in pool area** – By proper motion from Eric Vincent a trapper is to be brought in to trap the raccoons that are around the pool area, seconded by Joan Starr, all in favor motion passed.

**8. Fountain** – Ratification from the board was received on the purchase of a new motor for the fountain in the lake.

**9. By proper motion from Arlene Creeden to remove the sentence “Club members will have access to all common areas of the Club. Common Areas shall include all entrances to the Club property, the Club Lobby, Children’s Room, Rest Rooms, Locker Rooms, Pools, Jacuzzi and Tennis Courts.” from the Room Rental Rates and guidelines form, seconded by Joan Starr, all in favor motion passed.**

**10. *By proper motion made by Eric Vincent to purchase a teleconference phone not costing more than \$200, seconded by Arlene, Creeden, all in favor motion passed..***

**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 8:23 P.M.

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

