

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

Date: November 23, 2015

Location: San Simeon Clubhouse Fort Myers, FL

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

Board Members Absent

Management Rep: Debby Keil, Associa Gulf Coast

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**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 Eric Vincent, seconded by Tricia Lassiter it was unanimous to approve the meeting minutes from the July 23, 2015 Board of Directors Meeting.***

**Director's Report** President Eric Vincent provided the financial report.

**Old Business:**

- 1 **Landscape Replacement.** – The replanting has been completed for this year in compliance with the budget. There will be more scheduled during the 1<sup>st</sup> quarter of 2016.
2. **Trees Planted** – Replacement trees are needed for the dead trees that have been removed. Barry will get with Lee's Trees on pricing and schedule.
3. **Towing Policy** – Reds Towing to be contacted by Debby to assure that they are complying with the contract on monitoring and towing of vehicles.
4. **Gate Replacement – Motion was made by Arlene Creeden to approve the replacement of the gate system to a RFID system not to exceed \$13,000, seconded by Barry Smith, all in favor motion passed.**  
Barry to obtain clarification as to the data usage that was quoted by Maingate along with clarification of the locking mechanisms of the clubhouse, gym, and restrooms.

**New Business:**

1. **Budget Adoption – Motion was made by Arlene Creeden to adopt the budget which does not reflect any increase in the current assessment, seconded by Barry Smith, all in favor motion passed**
2. **Annual Notices** – Debby explained that the notice for the annual meeting will be a two part mailing, the first will include "Intent to be Candidate" for the board of directors. There are currently 2 openings and nominations from the floor will not be allowed.

**3. Proxy Items** – The board would like added to the proxy the questions on speed humps at the entrance, speed humps throughout the community, and more detail as to the IRS code for excess year end funds being transferred to the reserve accounts to avoid income taxes.

**4 Lights at entrance** – Motion made by Arlene Creeden to approve the proposal from Britannia for LED replacement of the 22 lights not to exceed \$6000, seconded by Barry Smith, all in favor motion passed.

**5. Landscaper** – Debby to contact landscaper and have treatment for fire ants put down in community.

**6. Roof Cleaning** – Debby to obtain quotes to have all the roofs cleaned both from pressure washing and chemical cleaning.

**7. Mulch** – Motion was made by Eric Vincent to have top coat of mulch placed in the community along with tree and plant replacment not to exceed \$20,000, seconded by Arlene Creeden, all in favor motion passed.

**8. Motion was made by Arlene Creeden to allow up to \$300 for purchase of new Christmas decorations, seconded by Barry Smith, all in favor motion passed.**

**9. Short Term Rentals** – Motion made by Eric Vincent that any short term rentals that are found will receive a fine of \$100 per day up to \$1000 maximum for the time that they are being advertised, seconded by Barry Smith, all in favor motion passed.

**10. Fining committee** has a new member Michele Adams.

There being no further business to discuss, without objection the meeting was adjourned at 8:30 P.M.

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

