

**San Simeon Phase I Association, INC.
ANNUAL MEETING MINUTES**

Date: January 21, 2016

Location: San Simeon Phase I Association, Inc. Clubhouse

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

Board Member(s) Not present:

Management Rep: Beth McWilliams CAM - Associa Gulf Coast

Call to Order: The meeting was called to order by the Board President at 7:00PM. Proof of notice was confirmed.

Quorum: Quorum was established with 92 owners (proxies and those in attendance).

Confirm Notice: Notice was notarized and confirmed.

Minutes: By proper motion made by Eric Vincent, seconded by Joan Starr, it was unanimous to approve the meeting minutes from the October 28, 2014 Annual Meeting.

Reports:

President . Statement regarding the 2015 budget savings the community has realized for insurance and landscaping expense.

Financial Report . December 2015 financial statements were presented.

Management Report . Statement regarding common area maintenance items related to the trash compactor and spa.

Correspondence . None presented.

Election Results: John Nychis and Eric Vincent were elected to the two open positions on the board.

Owner Comments: Owner comments included discussion regarding speed limits, speed humps, vehicle parking, landscaping issues and gate access.

Proxy Results:

1. Carryover – passed with 85 yes votes and 7 no votes
2. Reserve funds – passed with 77 yes votes and 15 no votes
3. Installation of speed humps at the front entrance – passed with 53 yes votes and 39 no votes
4. Installation of speed humps thru out the community failed with 55 no votes and 37 yes votes.

Adjournment: There being no further business to discuss, without objection the meeting was adjourned at 8:20 PM.

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