

**San Simeon Phase 1 Residents' Association, Inc.**  
**Minutes of the Board of Directors' Meeting**  
**Held on March 8, 2018 at the San Simeon Clubhouse**

**1. Roll Call/Establish a Quorum/Call to Order:** at 7:02 p.m.

President	Eric Vincent	-	Present
Vice President	Barry Smith	-	Present
Secretary	Elizabeth Diamond	-	Present
Treasurer	Arlene Creeden	-	Present
Director	John Nychis	-	Present

Quorum present? Yes

Others Present: James Ro, CAM, Sun Vast Properties, Inc.

**2. Disposal of Unapproved Minutes: Motion:** A motion was made by Eric to approve the minutes for 1-30-2018 annual and organizational meetings, seconded by Barry. **Motion passed unanimously.**

**3. Treasurers Report**

Arlene Creeden reported on the financial reports through the end of January 2018. A full copy of end of month reports are available by contacting Sun Vast in writing (at owner expense)

-Operating Cash	\$199,083.61
-Reserves	\$758,866.20
-Accounts Receivable	\$19,091.18
-Allowance for Bad Debt	(\$5,287.05)
-Prepaid expenses	\$40,370.78
-Refundable Deposits	\$6,089.00
-Misc. income and fees	\$1,984.82
<b>Total Assets</b>	<b>\$1,020,198.54</b>

**4. Committee Reports:**

- No Architectural Review Committee report.
- Fining Committee- Present committee has 3 members, asks for more people to volunteer to be on it. Joining Gaylord, Michelle and Joan will be new members: Alex, Mike and Frank (pending deed transfer from daughter to him). The committee needs to decide whether the two owners who put in glass door inserts without ARC approval should be fined. They discussed and decided since they did not follow HOA guidelines for ARC approval they should be fined the amount of \$50. **Motion:** A motion was made by Arlene and seconded by Barry to fine each owner \$50. **Motion passed, Aye: Eric, Barry, Arlene, Elizabeth, No: John.**
- No Landscape Committee report.
- No Rules/Regulations committee report.

**5. Old Business:**

-Horton stucco litigation update- Eric said the engineers will be coming out to look at the Horton roofs next week, this is because not only are there stucco issues, there are window caulking, spacing, and other construction defects not up to code. Please report to James any roof problems that you are having. We anticipate having a full report by months end.

Someone asked if windows are covered by the HOA, Eric stated that these are the homeowners responsibility but because there are construction defects the Horton owners will be a part of our claim.

**6. New Business:**

-Board vote on whether any glass door inserts will be allowed to be put in. **Motion:** Motion made by Arlene that no glass door inserts will be allowed, seconded by Barry. **Motion was passed, Aye: Eric, Barry, Arlene, No: Elizabeth, John.**

-Mulch: Barry introduced the cost for blowing in new mulch, \$9,048. **Motion:** A motion was made by Arlene that Lee Tree do our mulching for \$9,500, seconded by Elizabeth. **Motion passed unanimously.**

-The clubhouse refrigerator is broken; we were considering buying a new one but an owner offered to get one for us as a donation. Her name is Andra Dudas and she will donate a stainless steel refrigerator. THANK YOU!

-Barry would like us to purchase a chain saw so that we can break down the large item garbage that is being left outside our dumpster. We are being told that an owner, Mike will do this for us.

**Motion to Adjourn was made by Arlene at 7:55pm. and seconded by Elizabeth.  
Motion passed unanimously.**

**FYI- Management Info:** Reminder how to reach Management Company and James Ro:

Sun Vast Properties

321 Interstate Blvd

Sarasota, FL 34240

Phone 941-378-0260 Fax 941-378-0322

[info@sunvast.net](mailto:info@sunvast.net)

Our website is **sansimeonhoa.com**: please visit it to review minutes from meetings, obtain forms for ARC requests, insurance documents for your mortgage companies and to “opt in” for getting emails on important info rather than regular mail (costs us \$\$).

Respectfully submitted by:

Elizabeth Diamond

San Simeon Board Secretary