

<p style="text-align: center;">San Simeon Phase 1 Residents' Association, Inc. Minutes of the Board of Directors' Meeting Held on April 23, 2018 at the San Simeon Clubhouse</p>

1. Roll Call/Establish a Quorum/Call to Order: at 7:00 p.m.

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

Quorum present? Yes

Others Present:

James Ro - CAM, Paradigm Real Estate Corp.

2. Disposal of Unapproved Minutes: March 8, 2018 Board of Directors Meeting

Motion: A motion was made by Arlene Creeden to approve the revised minutes of March 8, 2018 as written. Seconded by John Nychis. **Motion passed unanimously.**

3. Treasurers Report

Arlene Creeden reported on the financial reports through March 2018.

HOA spent almost \$100K from Hurricane Storm repair. Almost \$85K are from Leavitt's and \$15K from DR Horton.

4. Old Business:

- DR Horton lawsuit: Engineers did not find any problem with DR Horton roof. The engineers are working on stucco report.
- Glass Doors: Eric Vincent made a motion to defer the fining process. Also this will be voted by members at the annual meeting. No more glass doors are allowed until it was voted by members. Committee has to made a recommendation to the board. Barry Smith seconded. Motion passed John Nychis will chair this committee
- Driveway pavers: Arleen made a motion to send out final notice will be sent to the owners with paver problem. If not fixed, HOA will fix this and charge to owners. Barry seconded. Motion passed.
- Basketball Hoops: Send second violation letter to both owner and renter
- Janitorial Service: Arlene made a motion to approve Kim Johnshon Janitorial service as official janitorial service. Barry Smith seconded and motion carried.

5. New Business:

- Foreclosure 3935 Cherrybrook Loop, 3836 Cherrybrook Loop: Eric made a motion to foreclose two units. Arlene seconded and motion carried.
- Liens: The board discussed fining process
- Rental violations and renters with dogs. 3955 Short term renter violation letter was sent on April 16. Fining letter will be sent out. 3970 first short term renter violation letter send out.
- 4068,
- 3890 renters application and dog violation
- Do not park cars on grass and in Street after 10pm.
- Fencing: The board contacted all fence company but the fence company is not interested in repairing them. It takes long time to find a vendor who can repair the small job. Thanks for being patient
- Mulch: Mulch project has been completed
- Pool chairs: Pool lounge chairs needs to be restriped. Also looking at options to replace it.

A. Adjournment: 8:00pm

Motion: Eric Vincent moved to adjourn the meeting at 8:00pm. Seconded by Barry Smith.
Motion passed unanimously.

Respectfully submitted by:
 James Ro, CAM
 Paradigm Real Estate Corp.